302 CENTRE ST S

Prime Corner in Chinatown For Lease

certus open PROPERTY GROUP

THE DETAILS

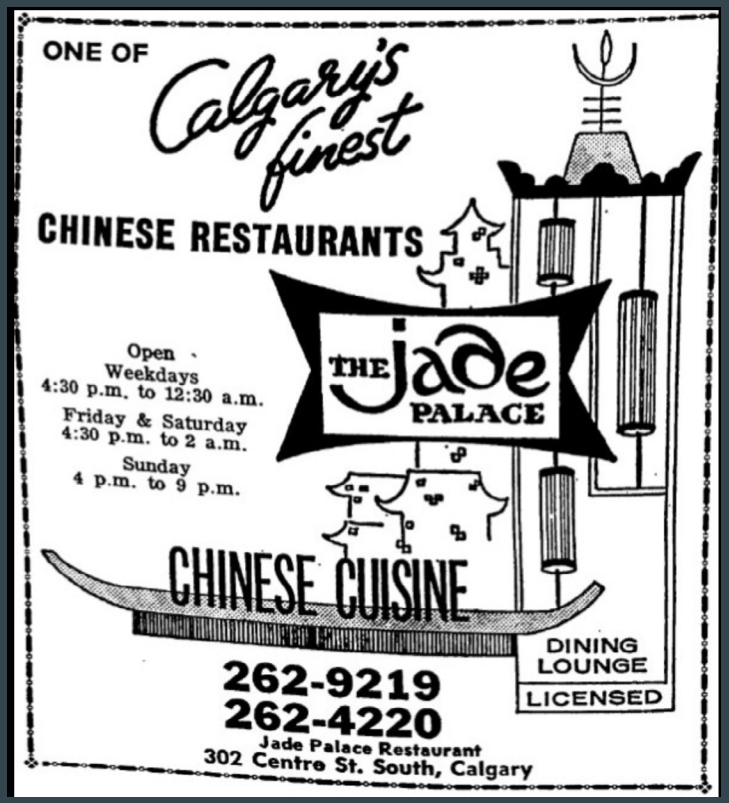
Area	CRU 1: 1,037 sf Lower Level: 3,485 sf
Rate	Market
Additional Rent	$16.99 (2026)
Term	10 Years
Availability	Immediate

SNAPSHOT

- Surrounded by a dense mix of office towers, residential developments, hotels, and destination dining
- Steps from the Bow River pathway system and within walking distance to downtown's core
- Excellent connectivity to transit and major commuter routes
- Positioned within an evolving downtown node benefiting from continued revitalization and residential growth
- Ideal for restaurant, café, specialty retail, or experiential concepts seeking authentic urban presence

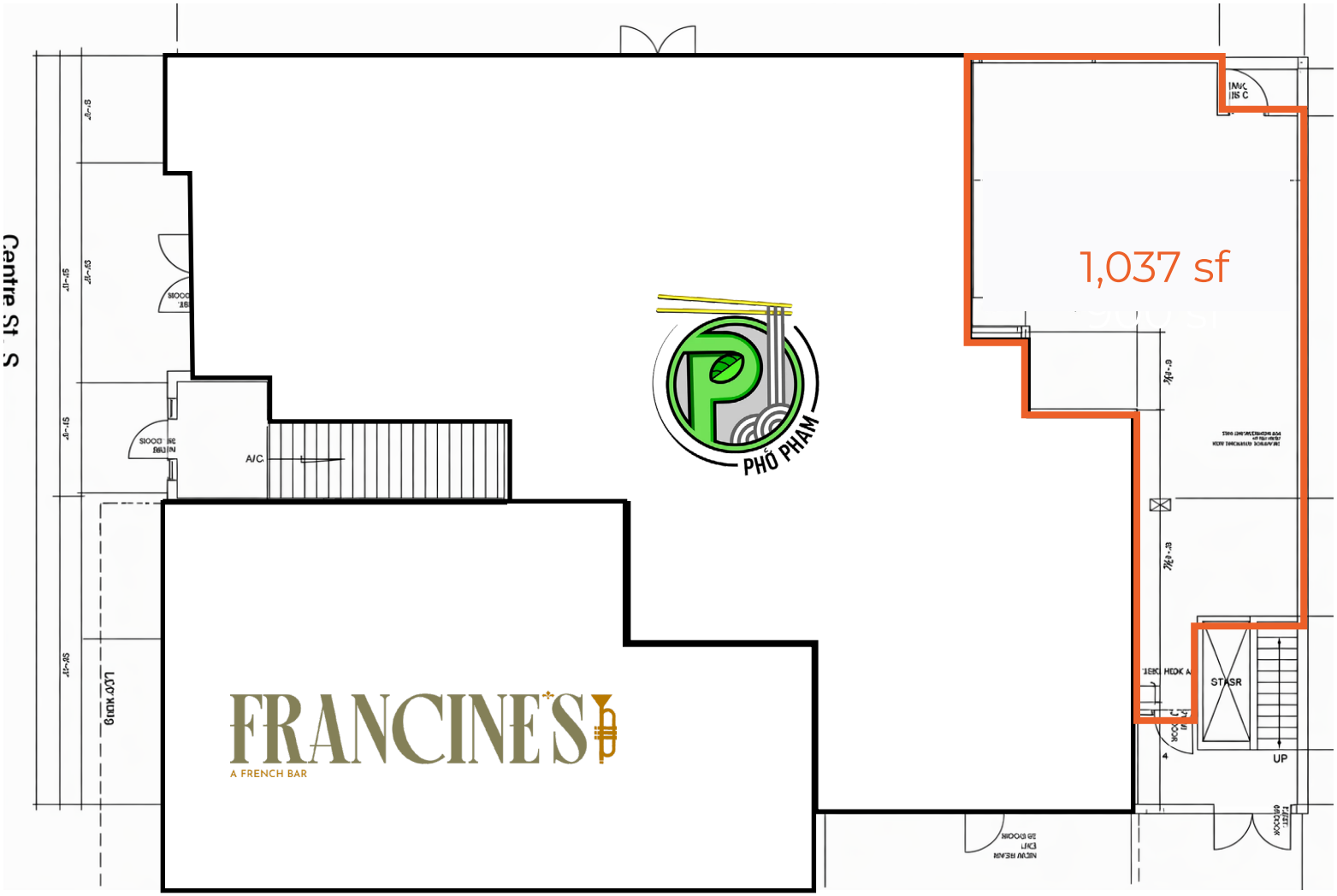
THE ARCHIVES

The building is best known as the long-standing home of Jade Restaurant, a staple in Calgary's Chinatown that served the community for decades and became part of the area's culinary identity. Its presence contributed to Centre Street's reputation as a destination for dining, culture, and neighbourhood gathering. Today, the property benefits from that established legacy while being positioned within a rapidly evolving downtown core. With strong pedestrian connectivity, proximity to the Bow River pathway system, nearby office density, residential growth, and the ongoing revitalization of the surrounding area, 302 Centre Street S represents an exceptional retail opportunity. It offers the rare combination of historic character, built-in community recognition, and modern urban momentum, making it highly compelling for contemporary retail and hospitality users seeking authenticity and visibility in today's market.



SITE PLAN

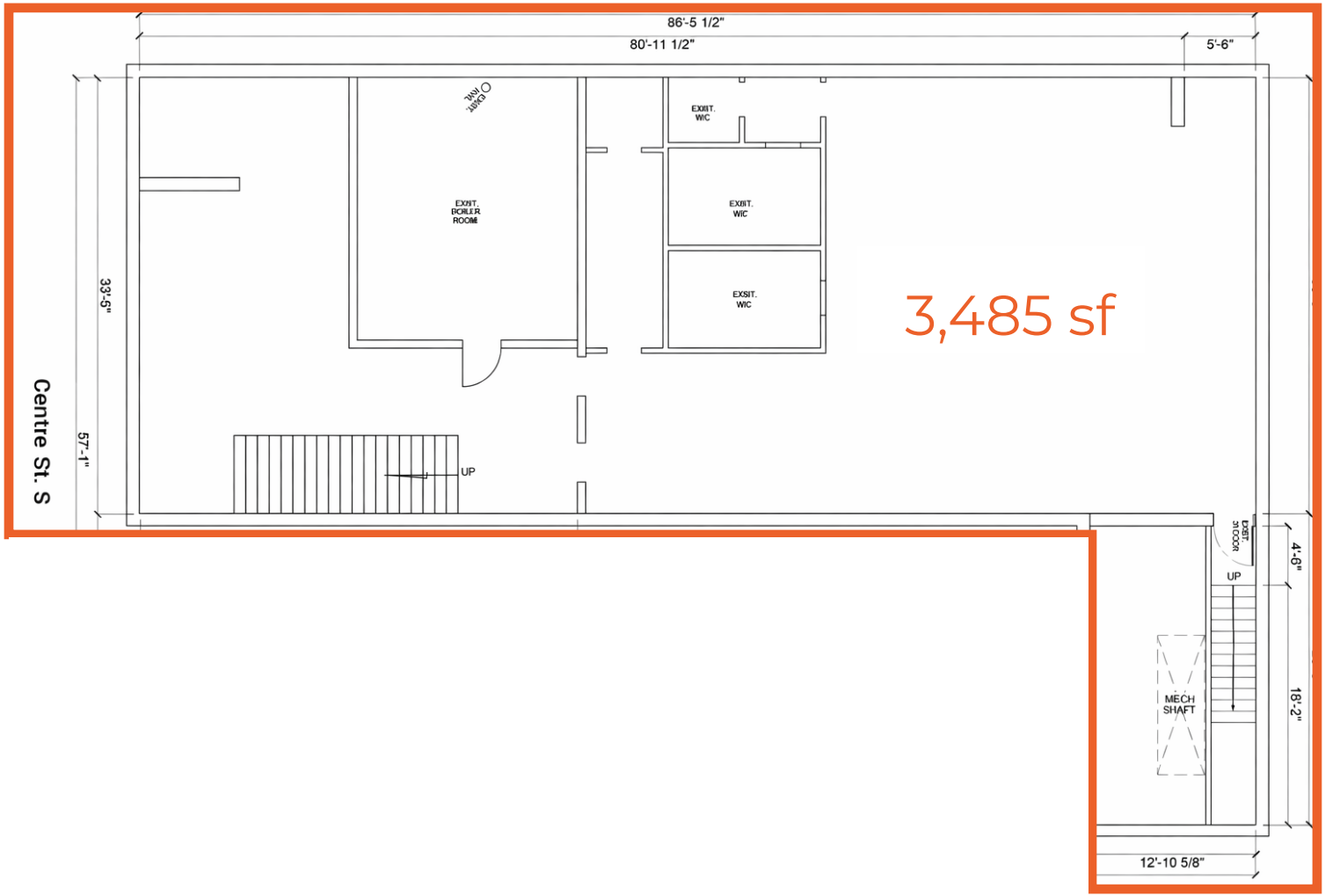
Main Level



- Leased
- Available
- Under Offer

SITE PLAN

Lower Level



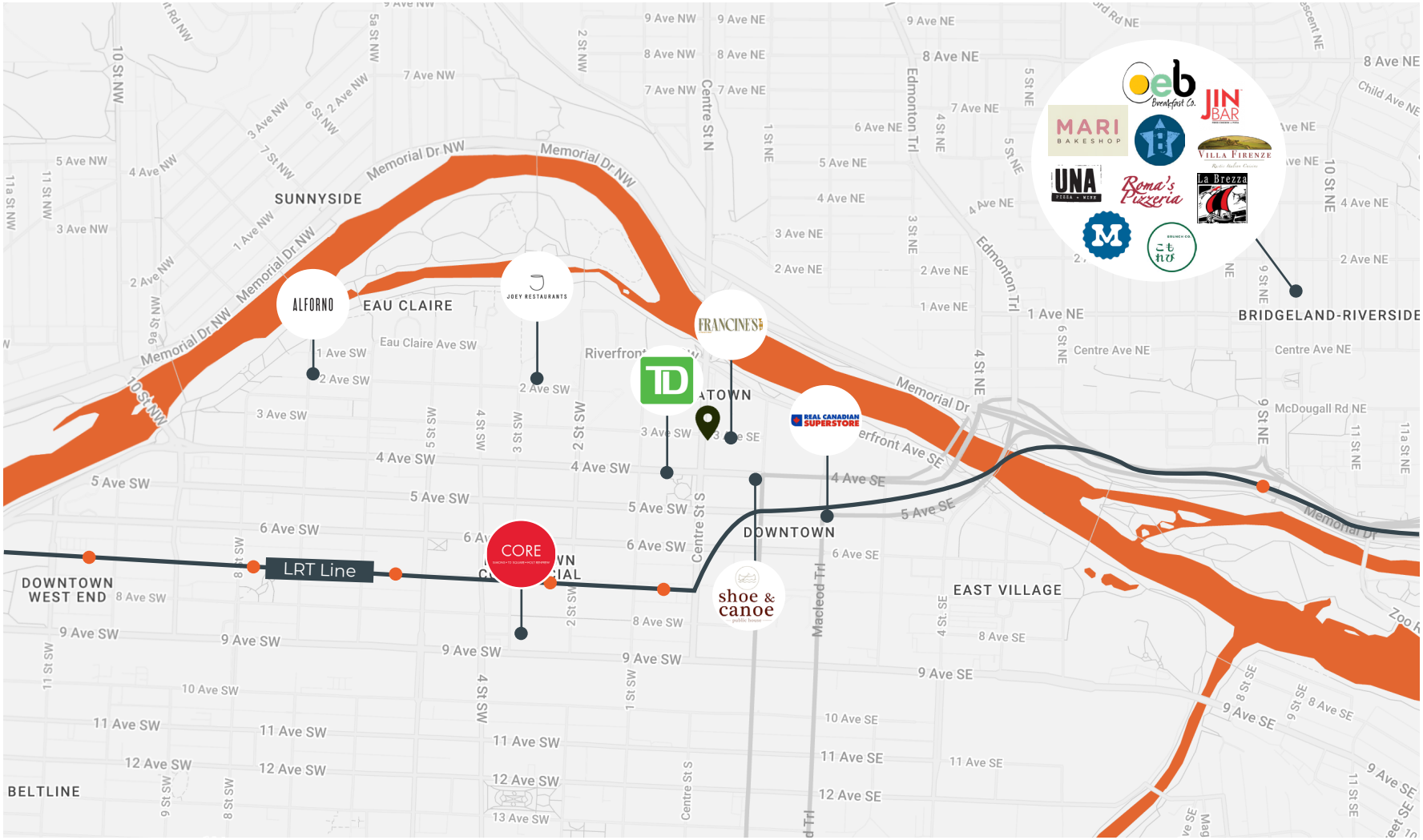
Leased

Available

Under Offer

PERKS

302 Centre Street S benefits from a dynamic downtown setting that blends cultural character with strong urban connectivity. Positioned steps from the Bow River pathway system and within walking distance of Calgary's central business district, the property enjoys consistent foot traffic driven by nearby office towers, high-density residential developments, hotels, and destination restaurants. With excellent access to transit and major commuter routes, this location offers both visibility and accessibility, making it highly attractive for retail and hospitality users seeking an established yet evolving downtown presence.



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CONNECTED BY DESIGN.

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